



**CITY OF LODI
COUNCIL COMMUNICATION**

AGENDA TITLE: Adopt Resolution Accepting a Portion of the Improvements in Century Meadows Two, Unit No. 4, Tract No. 3272 and Adopt Resolution Amending Section 2 of Traffic Resolution 97-148 Approving the Installation of a Stop Sign at Crown Place and Lexington Drive and Yield Signs on Victoria Drive at Crown Place

MEETING DATE: February 4, 2004

PREPARED BY: Public Works Director

RECOMMENDED ACTION: That the City Council adopt a resolution accepting a portion of the improvements in Century Meadows Two, Unit No. 4, Tract No. 3272 and adopt a resolution amending Section 2 of Traffic Resolution 97-148 approving the installation of a stop sign at Crown Place and Lexington Drive and yield signs on Victoria Drive at Crown Place.

BACKGROUND INFORMATION: Improvements in Century Meadows Two, Unit No. 4, Tract No. 3272, include street frontage improvements along Harney Lane, as well as improvements within the subdivision boundaries. The attached "Exhibit A" shows the layout of the subdivision.

The development improvements within the subdivision boundaries have been completed in substantial conformance with the requirements of the improvement agreement between the City of Lodi and FCB Building Partners I, L.P., as approved by the City Council on December 18, 2002, and as amended by the City Council on January 7, 2004. The subdivision improvements are shown on City of Lodi Drawing Nos. 002D062 through 002D074, 002D113 through 002D118 and 002D142. The interior improvements on the residential streets are substantially complete. The block wall, landscaping and street improvements along Harney Lane are not complete yet, and staff is recommending that Council accept only the interior streets of this subdivision. Sufficient access to the subdivision is provided by other streets without Harney Lane being completed. Utility poles along Harney Lane need to be relocated before the contractor can complete the Harney Lane widening work.

Staff is recommending a stop control at the intersection of Crown Place and Lexington Drive. Although the area is not fully developed and current traffic volumes are low, we anticipate this intersection will service a significant amount of traffic based on the proposed development in the area. Staff also recommends the installation of yield controls on Victoria Drive at Crown Place. Per the Department's informal guidelines, four-legged intersections will be controlled (with the exception of those intersections with a short cul-de-sac or bulb on one leg). Yield signs are typically recommended where traffic intersecting the major street is low.

A condition of the Century Meadows Two, Unit No. 4 improvement agreement required that the Harney Lane Sanitary Sewer Lift Station be accepted by the City and that property owners in the lift

APPROVED:

H. Dixon Flynn, City Manager

station service area pay their proportionate share of the costs for the lift station, force main, and trunk line. At its November 19, 2003, meeting Council accepted a portion of the lift station improvements to accommodate the new residents in the lift station tributary area. Since the lift station project is not totally complete, the Century Meadows Two, Unit No. 4 developer is paying an estimated cost for his share of the lift station improvements. The actual fee will be determined by the Council after the lift station contractor has completed all of his work.

The streets to be accepted are as follows:

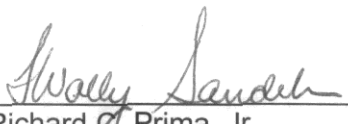
<u>STREETS</u>	<u>LENGTH IN MILES</u>
Crown Place	0.13
Lexington Drive	0.12
Meridian Drive	0.05
Millbrook Drive	0.13
Medallion Way	0.02
Muirfield Drive	0.07
Monument Drive	0.02
Richmond Lane	0.05
Victoria Drive	<u>0.06</u>
TOTAL NEW MILES OF CITY STREETS	0.65

The subdivision improvements also include the installation of street improvements along the future Century Meadows Park site frontages on Lexington Drive and Millbrook Drive. Under the terms of the agreement for acquisition of the future park site approved by the City Council on December 18, 2002, the City has two (2) years after the completion of all public improvements to acquire the park site. Staff recently initiated discussions with the developer regarding the park site purchase. The park site purchase agreement that results from these efforts will be brought to the City Council for approval at a later date. The developer will be reimbursed for the park site frontage improvements in conformance with LMC §15.44 and §16.40 as part of the park site purchase agreement.

FUNDING:	IMF – Local Street Facilities (MTSI014)	\$17,000
	IMF – Water Facilities (MWSI023)	\$ 6,000
	IMF – Park and Recreation Facilities (MPR059)	\$40,000

Funding Available:


Vicky McAthie, Finance Director


Richard C. Prima, Jr.
Public Works Director

Prepared by Wes Fujitani, Senior Civil Engineer
RCP/WKF/pmf
Attachment

cc: Interim City Attorney
Street Superintendent, w/map
Senior Civil Engineer – Development Services
Senior Traffic Engineer

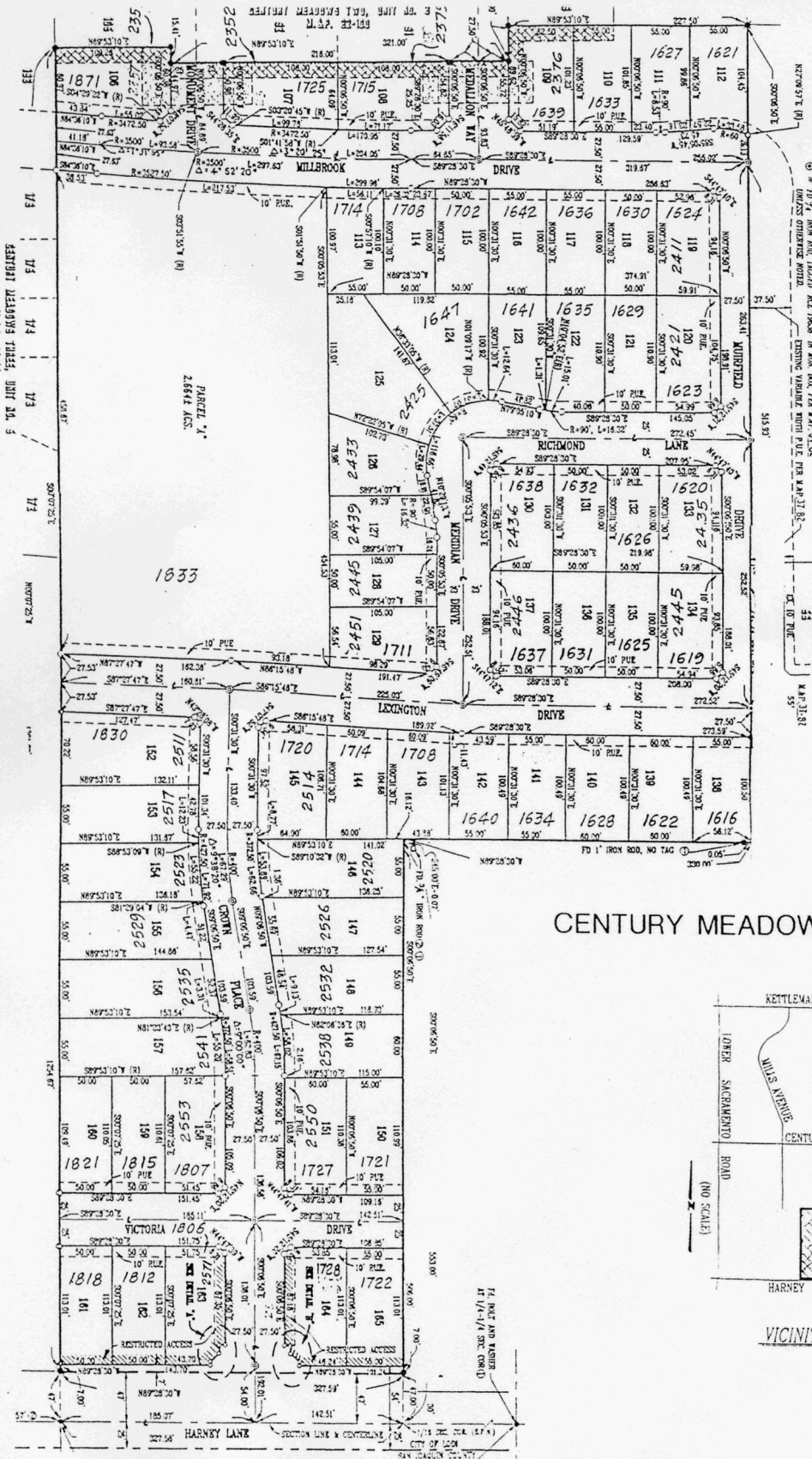
Chief Building Inspector
Senior Engineering Technician - Design
Developer/Owner
Baumbach and Piazza



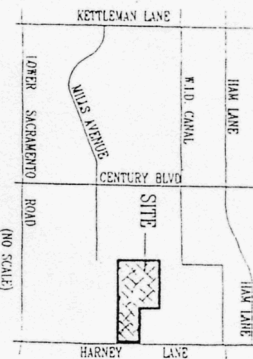
CITY OF LODI

PUBLIC WORKS DEPARTMENT

EXHIBIT A



CENTURY MEADOWS TWO, UNIT NO. 4



VICINITY MAP

N.T.S.

RESOLUTION NO. 2004-18

A RESOLUTION OF THE LODI CITY COUNCIL ACCEPTING
A PORTION OF THE DEVELOPMENT IMPROVEMENTS
INCLUDED IN THE IMPROVEMENT AGREEMENT FOR
CENTURY MEADOWS TWO, UNIT NO. 4, TRACT NO. 3272

The City Council of the City of Lodi finds:

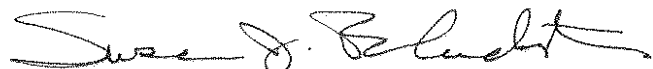
1. That most requirements of the Improvement Agreement between the City of Lodi and FCB Building Partners I, LP for the improvements in Century Meadows Two, Unit No. 4, Tract No. 3272 have been substantially complied with. The improvements are shown on Drawing Nos. 002D062 through 002D074, 002D113 through 002D118, and 002D142 on file in the Public Works Department and as specifically set forth in the plans and specifications approved by the City Council on December 18, 2002, and as amended by the City Council on January 7, 2004; and
2. The interior improvements on the residential streets are substantially complete; and
3. That the block wall, landscaping, and street improvements along Harney Lane are not complete at this time, and therefore the City Council accepts only the interior streets of this subdivision; and
4. The streets to be accepted are as follows:

<u>Streets</u>	<u>Length in Miles</u>
Crown Place	0.13
Lexington Drive	0.12
Meridian Drive	0.05
Millbrook Drive	0.13
Medallion Way	0.02
Muirfield Drive	0.07
Monument Drive	0.02
Richmond Lane	0.05
Victoria Drive	0.06
Total New Miles of City Streets	0.65

Dated: February 4, 2004

I hereby certify that Resolution No. 2004-18 was passed and adopted by the City Council of the City of Lodi in a regular meeting held February 4, 2004, by the following vote:

AYES: COUNCIL MEMBERS – Beckman, Hitchcock, Howard, Land, and Mayor Hansen
NOES: COUNCIL MEMBERS – None
ABSENT: COUNCIL MEMBERS – None
ABSTAIN: COUNCIL MEMBERS – None



SUSAN J. BLACKSTON
City Clerk

RESOLUTION NO. 2004-19

A RESOLUTION OF THE LODI CITY COUNCIL
AMENDING TRAFFIC RESOLUTION NO. 97-148 BY
APPROVING TRAFFIC CONTROL MODIFICATIONS

WHEREAS, staff recommends amending Section 2 of Traffic Resolution No. 97-148, approving the installation of stop and yield signs in the Century Meadows Two, Unit No. 4 Subdivision; and

WHEREAS, the recommendations are as follows:

Crown Place and Lexington Drive - Stop Control
Victoria Drive at Crown Place - Yield Controls

NOW, THEREFORE, BE IT RESOLVED that the Lodi City Council does hereby approve amending Section 2 of Traffic Resolution No. 97-148 approving the changes listed above.

Dated: February 4, 2004

I hereby certify that Resolution No. 2004-19 was passed and adopted by the City Council of the City of Lodi in a regular meeting held February 4, 2004, by the following vote:

AYES: COUNCIL MEMBERS – Beckman, Hitchcock, Howard, Land, and Mayor Hansen
NOES: COUNCIL MEMBERS – None
ABSENT: COUNCIL MEMBERS – None
ABSTAIN: COUNCIL MEMBERS – None



SUSAN J. BLACKSTON
City Clerk

CITY COUNCIL

LARRY D. HANSEN, Mayor
JOHN BECKMAN
Mayor Pro Tempore
SUSAN HITCHCOCK
EMILY HOWARD
KEITH LAND

CITY OF LODI
PUBLIC WORKS DEPARTMENT

CITY HALL, 221 WEST PINE STREET
P.O. BOX 3006
LODI, CALIFORNIA 95241-1910
(209) 333-6706
FAX (209) 333-6710
EMAIL pwdept@lodi.gov
<http://www.lodi.gov>

H. DIXON FLYNN
City Manager
SUSAN J. BLACKSTON
City Clerk
D. STEPHEN SCHWABAUER
Interim City Attorney
RICHARD C. PRIMA, JR.
Public Works Director

January 29, 2004

FCB Building Partners I, L.P.
c/o Frontiers
3247 W. March Lane, Ste. 220
Stockton, CA 95219

Baumbach & Piazza
323 W. Elm Street
Lodi, CA 95240

SUBJECT: Adopt Resolution Accepting a Portion of the Improvements in
Century Meadows Two, Unit No. 4, Tract No. 3272 and Adopt Resolution
Amending Traffic Resolution 97-148 Approving the Installation of a Stop
Sign at Crown Place and Lexington Drive and Yield Signs on Victoria Drive
at Crown Place

Enclosed is a copy of background information on an item on the City Council agenda of
Wednesday, February 4, 2004. The meeting will be held at 7 p.m. in the
City Council Chamber, Carnegie Forum, 305 West Pine Street.

This item is on the consent calendar and is usually not discussed unless a
Council Member requests discussion. The public is given an opportunity to address
items on the consent calendar at the appropriate time.

If you wish to write to the City Council, please address your letter to City Council,
City of Lodi, P. O. Box 3006, Lodi, California, 95241-1910. Be sure to allow time for the
mail. Or, you may hand-deliver the letter to City Hall, 221 West Pine Street.

If you wish to address the Council at the Council Meeting, be sure to fill out a speaker's
card (available at the Carnegie Forum immediately prior to the start of the meeting) and
give it to the City Clerk. If you have any questions about communicating with the
Council, please contact Susan Blackston, City Clerk, at 333-6702.

If you have any questions about the item itself, please call Wesley Fujitani,
Senior Civil Engineer, at 333-6800, extension 2669.



for: Richard C. Prima, Jr.
Public Works Director

RCP/pmf

Enclosure

cc: City Clerk

CITY COUNCIL

LARRY D. HANSEN, Mayor
JOHN BECKMAN
Mayor Pro Tempore
EMILY HOWARD
SUSAN HITCHCOCK
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City Manager
SUSAN J. BLACKSTON
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D. STEPHEN SCHWABAUER
Interim City Attorney
RICHARD C. PRIMA, JR.
Public Works Director

February 12, 2004

Developers Surety and Indemnity Company
Larry Lee, Attorney-in-Fact
Truex Insurance Agency
17780 Fitch Street, Ste. 200
Irvine, CA 92614

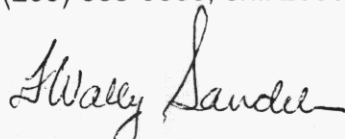
SUBJECT: Acceptance of Portion of Public Improvements
Century Meadows Two, Unit No. 4, Tract No. 3272

The City Council of the City of Lodi, at its meeting on February 4, 2004, accepted a portion of the public improvements in the subject project. A copy of the resolution is enclosed.

This letter is your authorization to release \$1,164,149.55 from the bond covering faithful performance for the portion accepted. The balance to be held in the faithful performance bond is \$160,456.91. The bond covering labor and materials must remain in effect until May 4, 2004, at which time that bond amount can be reduced to \$80,228.46.

When the final improvements are accepted, we will notify you regarding the final release of the bonds.

If you have any questions, please contact Rebecca Areida, Management Analyst, at (209) 333-6800, ext. 2658, or me at (209) 333-6709.



F. Wally Sandelin
City Engineer

FWS/RA/pmf

Enclosures

cc: FCB Building Partners I, L.P.
City Clerk
Management Analyst

CITY COUNCIL

LARRY D. HANSEN, Mayor
JOHN BECKMAN
Mayor Pro Tempore
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February 12, 2004

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c/o Frontiers
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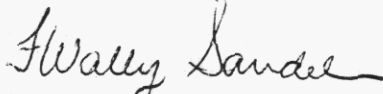
SUBJECT: Century Meadows Two, Unit No. 4, Tract No. 3272

The City Council of the City of Lodi, at its meeting on February 4, 2004, accepted a portion of the public improvements that were made in the subject project.

Enclosed for your files is a copy of the resolution accepting this portion of the public improvements. From the date of the resolution, the City of Lodi will maintain the streets and other public improvements installed within rights-of-way and public utility easements within this portion as shown on the approved plans.

A copy of this letter will be sent to your surety in order that they may release \$1,164,149.55 from the bond covering faithful performance for the portion accepted. The bond covering labor and materials must remain in effect until May 4, 2004, at which time that instrument amount can be reduced to \$80,228.46.

If you have any questions, please contact Rebecca Areida, Management Analyst, at 333-6800, ext. 2658, or me at 333-6709.



F. Wally Sandelin
City Engineer

FWS/pmf

Enclosures

cc: Electric Utility Department
Water/Wastewater Division
Street Division
City Clerk
Rebecca Arieda, Management Analyst
Developers Surety and Indemnity Company